



**Minutes of the meeting of Handforth Town Council Planning Committee
held on Tuesday 17th January at 7:00pm, held at Handforth Youth
Centre, Old Road, Handforth.**

Present: Cllr Sam Milward, Cllr Susan Moore (Chair of the HTC Planning Committee), Cllr Ribia Nisa, Cllr John Smith & Cllr Kerry Sullivan

Also, present Mr Comiskey Dawson, Town Clerk
Cllr Cynthia Samson & Cllr Julie Smith
Three members of the public

The video can be watched on YouTube by following this link:
<https://www.youtube.com/channel/UCmNIRoV6ujZq24I634xDmhQ/>

23/02/1 To receive apologies for absence.

None.

23/02/2 To note Declarations of interest and requests for dispensation to discuss or discuss and vote on a matter in which a member or co-opted Member has a Disclosable Pecuniary or non-pecuniary interest (DPI).

Cllr Sullivan declared a personal interest in item 23/02/6 and would not take part in debate or vote on the item.

Cllr Moore declared a personal and pecuniary interest in items 23/02/8 and 23/02/9 and would not take part in debate or vote on the item.

23/02/3 Open Forum- Comment and questions concerning items on this agenda may be put to the Council by the public during this period. Matters which, in the Chairman's view require debate and/or a discussion will be referred to the next Committee/Council meeting, as appropriate. The Public Forum is restricted to 15 minutes unless the Chairman allows otherwise.

A resident made note of the following:

Application 20/4197M has been withdrawn by the applicant which would have allowed access to Hall Road from Jamie Webb Drive.

Whether HTC could make enquires as to what was happening with the triangular parcel of land adjacent to Handforth Hall and St Benedict's School, designated in the Neighbourhood Plan as open green space. Recently it had been noted that a local construction firm has been clearing vegetation and installing some ponds. Footpath 129 has been diverted through the Sunfield site for a number of years now and the resident asked as to whether this footpath could now be reopened. Lastly the resident noted that the Hybrid planning application for the Handforth Garden Village has received approval from the Strategic Planning Board and enquired whether HTC and representatives of the HNPSG would be able to meet with the development team at some point soon.

23/02/4 To approve and sign the minutes of the Planning Committee meeting of the 13th of December 2022.

Cllr John Smith proposed, seconded by Cllr Nisa to approve and sign the minutes of the Planning Committee meeting of the 13th of December 2022.

Resolved: Unanimously.

23/02/5 To consider planning application 22/4783M, Proposed single storey rear extension. 22 Kingston Road, Handforth.

The Town Council have no objection to the application.
Cllr John Smith proposed, seconded by Cllr Milward.

Resolved: Unanimously.

23/02/6 To consider planning application 22/4830M, Change of use of Honford Hall from community hall (Class F2(b)) to Sui Generis use incorporating indoor sport, recreation and fitness (Class E(d)) and community use (Class F2(b)) (Retrospective). Honford Hall, South Acre Drive, Handforth.

The Town Council have no objection to the application, however the Town Council do appreciate that there is considerable difficulty for residents parking along South Acre Drive. However, it is recognised that as a community centre, the various groups using the Hall also caused congestion and parking problems along South Acre Drive.

The Town Council do not wish to see this building closed down and hope that it continues to be beneficial to a wide spectrum of community users.

The Town Council would like it noted that in September / October 2022 a letter was written to Peaks & Plains, the owners of Honford Hall to request that they use Wilmslow Road Car park, virtually adjacent to the site for visitors to the hall to park. No reply was forthcoming.

The Town Council have also requested whether it would be practical to introduce a residents parking scheme on South Acre Drive, we received a response from Cheshire East Council as follows:

Picking up from the meeting in August. I have been out to South Acre and noted the following

. Apartments mentioned in the meeting looks to become retirement apartments 39 with parking for 20.

. Residents of Peaks and Plains either side of the proposed development have access to allotted parking spaces.

. Available kerb side for parking is extremely limited due to the need to maintain junction protection with Wilmslow Road and access egress points for the apartments when and if they are built.

Initial criteria for consideration are that at least 50 % of existing properties do not have access to parking. This is not the case for South Acre and would therefore not be considered for a potential Residents Parking Scheme. Peaks and Plains appear to be proactive in trying to manage spaces as evident by the attached, although they may wish to consider more effective means to ensure only residents and their visitors have access to them. I trust this information serves to clarify our position.

The Town Council also note the comments made by No.2 Clare Avenue and can confirm that:

- They had no knowledge of the fact that the facility was going to be given sole usage rights by Peaks and Plains to a gymnasium.
- Handforth Town Council cannot act Ultra Vires when the parties involved were the owners of the property – Cheshire Peaks and Plains Housing Trust, and those that had terminated their lease agreement with Peaks and Plains, namely Cheshire East Council as the Town Council has no authority over these organisations.
- Finally whilst No.2 Clare Avenue seems to feel that the clerk to HTC should have stopped the gymnasium from using Honford Hall, it is far beyond the executive powers of the HTC clerk to suggest what a housing association can do with their own property.

For the reasons stated above, the Town Council have no objection to the application.

Cllr John Smith proposed, seconded by Cllr Nisa

Resolved: Four in favour with one abstention.

23/02/7 To consider planning application 22/4847M, Variation of conditions 4 and 10 on application 20/3111M - Variation of Condition 4 on 19/5655M - Variation of Conditions 4, 7, 8, 9, 10 & 11 on appeal decision APP/R0660/V/17/3179610 (application 16/3284M). Next, Handforth Dean Retail Park, Earl Road, Handforth.

The Town Council have no objection to the application.
Cllr Milward proposed, seconded by Cllr Nisa.

Resolved: Unanimously.

Cllr Moore left whilst discussion of the next two applications commenced.

23/02/8 To consider planning application 22/3031M, variation of condition 2 of existing permission; 18/2643M. Land South of Coppice Way, Handforth.

The Town Council make no comment on this application.
Cllr John Smith proposed, seconded by Cllr Nisa.

Motion Carried: Four in favour with one abstention.

23/02/9 To consider planning application 22/2910M, Variation of condition 2 on existing permission 15/0795M. Land South of Coppice Way, Handforth.

The Town Council make the following comments on the application:

Handforth Town Council has major concerns with regard to the drainage of surface water from the Sun Field site. Some of these concerns relate to the construction of an attenuation pond both near to the western boundary of the site and near to the eastern end of Cherington Close. This attenuation pond will receive surface water from the southern end of the site and, when necessary, discharge it into the drains of the northern part of the site. From there the surface water will pass (albeit by a flow limiter) into the main sewer in Hall Road. The water will then discharge into Spath Brook with the possibility of flooding of rear gardens in both Woodlands Road and Brereton Road.

The safeguarding authority of Manchester airport has concerns that, by attracting bird life, the attenuation pond will increase the likelihood of bird strikes by aircraft flying in a south easterly direction from the airport. This concern receives support from the fact that the Sun Field site has historically been a resting place for large flocks of lapwings and smaller numbers of Canada geese. The concerns of the airport safeguarding authority have led them to stipulate that the drain down time of the attenuation pond should be less than 72 hours.

Gardens of Properties in Cherington Close have several times been flooded (residents have film of such flooding) as a result of surface water run-off from that part of the Sun Field site where it is proposed to locate the attenuation pond. Residents of Cherington Close are worried by the fact that the attenuation pond will be built at a

level above that of their gardens. Hence, should the attenuation pond silt up (or its water holding capacity be otherwise exceeded) flooding of Cherington Close will be exacerbated. Handforth Town Council supports the idea of Cherington Close residents that surface water drainage from the southern end of the Sun Field site should follow the natural lie of the land and be discharged directly into the River Dean.

CLlr John Smith proposed, seconded by CLlr Nisa

Motion Carried: Four in favour with one abstention.

23/02/10 To consider planning application 22/4943M, Erection of two storey front square bay extension. 10 Oakmere Road, Handforth.

The Town Council have no objection to the application.

CLlr Milward proposed, seconded by CLlr Sullivan

Resolved: unanimously.

The meeting closed at 7:32pm.

CLlr Moore (Chair of the planning committee)

17th January 2023